SURVEY SAVVY

A Context for Best Practices

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What is a Historical Resources Survey?

- ☐ Systematic process for
  - ■ *Gathering information* about a community's historical resources.
  - ■ *Identifying* and
  - ■ *Evaluating* the quantity and quality of historical resources for *land-use planning purposes*.

What is a historical resource?

- National Register
- California Register
- CEQA
- Local criteria

National Register Criteria

- ☐ Buildings, Structures, Objects, Sites, Districts
- ☐ Local, State, or National significance
- ☐ in American history, architecture, archeology, engineering, and culture
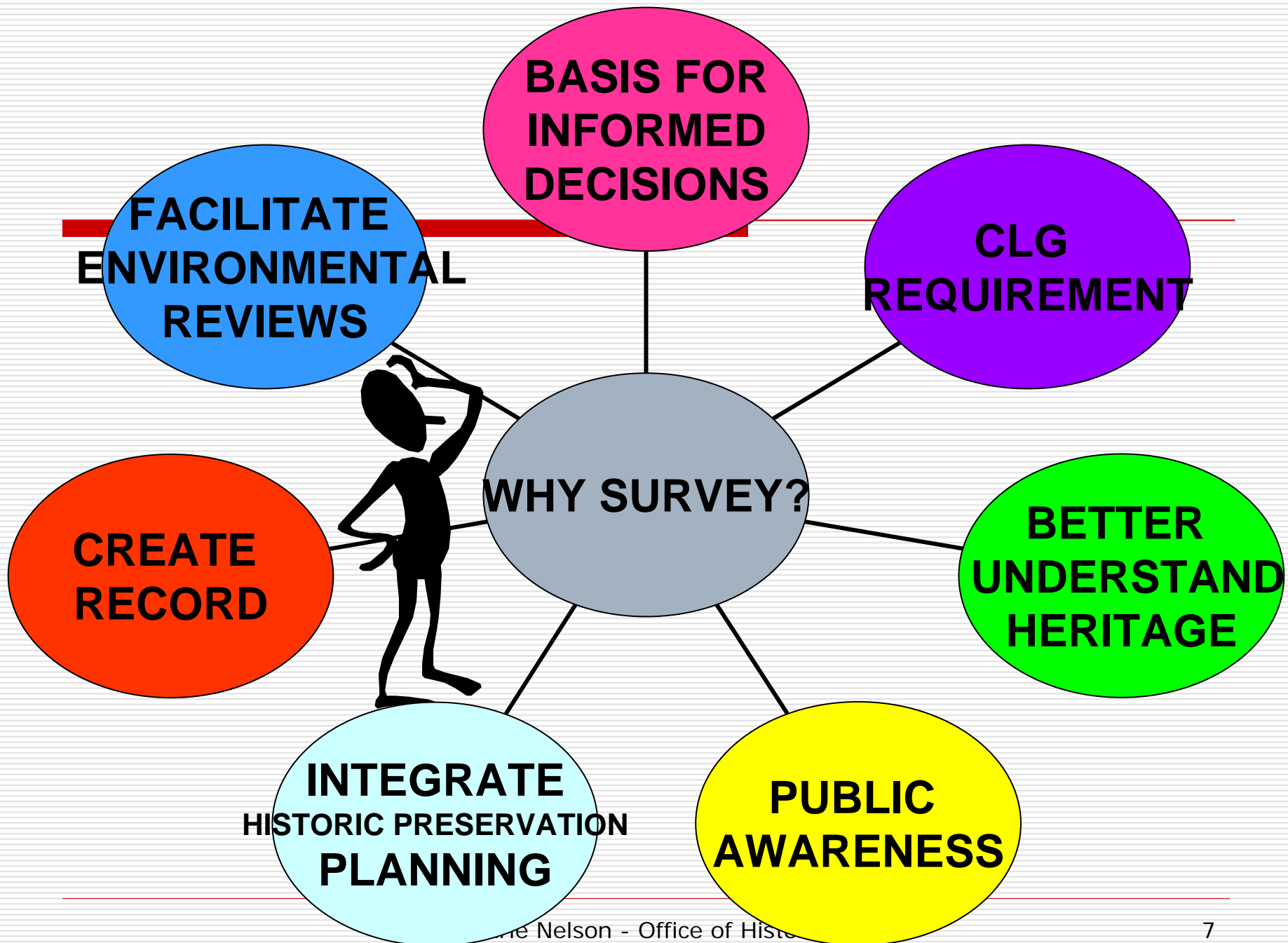
California Register Criteria

- Buildings, Structures, Objects, Sites, Districts, Area, Place, Record, or Manuscript
- Historically or Archaeologically significant
- Significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

CEQA Criteria

☐ Resource listed in or determined eligible by the SHRC for listing in the California Register

☐ Resource included in a local register of historical resources, or

☐ Resource identified as significant in an historical resources survey (status codes 3-5) shall be presumed to be historically or culturally significant

☐ Any B,S,O,S,A,...which a lead agency determines to be historically significant...

BASIS FOR INFORMED DECISIONS

FACILITATE ENVIRONMENTAL REVIEWS

CLG REQUIREMENT

CREATE RECORD

WHY SURVEY?

BETTER UNDERSTAND HERITAGE

INTEGRATE HISTORIC PRESERVATION PLANNING

PUBLIC AWARENESS

Zoning & Planning

Historic Preservation

Disaster Planning & Response

Environmental Review
Sec 106
CEQA

HOW
Is Survey Data
USED?

Transportation Planning

Heritage Tourism
Initiatives

Community Development

Affordable Housing & Adaptive Reuse

Zoning and Planning

- ☐ Historic Districts
- ☐ HPOZs
- ☐ Conservation Districts
- ☐ Zones for development
- ☐ Design Guidelines and Review
- ☐ Infill standards
- ☐ Streamlining Permits
- ☐ Historic Building Code

Historic Preservation

- ☐ Local designations
- ☐ Nation, state and local registers nominations
- ☐ Facilitate use of Federal Historic Preservation Investment Tax Credits
- ☐ General Plan Element
- ☐ Preservation Ordinance

Environmental Reviews

- ☐ CEQA
- ☐ Local Preservation Ordinance
- ☐ Permit Review Process
- ☐ Section 106 for federally funded, licensed, and permitted projects including cell towers

Heritage Tourism Initiatives

☐ Develop and enforce *Design Guidelines* to retain the character of historic districts and neighborhoods

☐ Develop walking/driving bicycle tours of historic areas

☐ Promote and develop business uses compatible with historic districts

☐ Prescribe Maintenance Practices

☐ Identify Compatible Adaptive Reuse

Community Development

- ☐ Foster pride of place and appreciation of cultural heritage
- ☐ Maintain and enhance property values
- ☐ Establish eligibility for federal funding and tax incentives
- ☐ Provide economic incentives to promote conservation and preservation
- ☐ Sustain or improve quality of life by maintaining neighborhood character
- ☐ Identify zones for redevelopment & revitalization

Affordable Housing and Adaptive Reuse

☐ Establish eligibility for federal funding and tax incentives

☐ Identify buildings suitable for Adaptive Reuses

☐ Develop plans for the adaptive reuse of existing housing stock

☐ Develop design guidelines for compatible infill for historic and conservation districts or neighborhoods

☐ Prescribe Maintenance Practices

Transportation Planning

- ☐ Know where the historic resources are before planning transportation paths.
- ☐ Identify existing infrastructure that is underutilized and/or will need to be upgraded with adaptive reuse.
- ☐ Plan to avoid adverse impacts to historic districts and neighborhoods when possible.

Disaster Planning & Response

- ☐ Identify significant historic resources before disaster strikes.

- ☐ Response to disaster is different for historic buildings.

- ☐ PRC 5028 – NR/CR/Local Registers

- ☐ Prevents demolition of buildings that could /should be preserved.

✓ **National Register**

✓ **California Register**

✓ **Local Criteria**

Surveys: A Multi-Purpose Tool

Surveys = Foundation upon which preservation planning is built.

Reconnaissance Survey Goals

- ☐ **Identify** the kinds of historic properties within the surveyed area
- ☐ **Identify** neighborhoods or potential historic districts – concentration of historic resources
- ☐ **Identify** areas where no historic resources are present
- ☐ **Identify** potentially significant individual buildings or areas which merit further identification and evaluation

Intensive Level Survey Goals Evaluation

- ❖ **Document** all historic buildings, structures, sites, objects and potential districts in *sufficient detail* to allow for *informed land use planning decisions*.

- ❖ **Define** essential physical features, also called *character-defining features*, that must be present to represent the property's significance. (Environmental Review)

- ❖ *Planning is different than designation*

Survey Update Goals

- ☐ Develop contexts where there were none
- ☐ Consider significance within additional contexts
- ☐ Evaluate with current understandings and methodology
- ☐ Fill in gaps in knowledge
- ☐ Evaluate integrity and current condition
- ☐ Evaluate as contributor to district or neighborhood
- ☐ Electronic database – public access

Context - Based Surveys Multiple Property Approach

☐ Contexts identify the criteria for significance and establish integrity thresholds.

☐ MPA streamlines identification of properties

☐ MPA evaluates properties on a comparative basis

☐ MPA provides essential information needed to make a determination for land-use planning purposes.

SURVEYS PROVIDE CLUES

- ☐ What resources exist?
- ☐ Where are the resources are located?
- ☐ What are the character defining features?
- ☐ Why are they significant?
- ☐ Have they retained integrity?
- ☐ How does each need to be treated?

Revisit, Reevaluate, Update

SIGNIFICANCE

➢ The property is associated with or has:

– Significant historic events or patterns of development

–important person/s

–distinctive physical characteristics

–information potential

➢ Comparison with other properties similar in function, form or style

➢ Comparison with other properties associated with the same context

INTEGRITY

➢ The resource retains sufficient historic fabric and character-defining features to convey its historical significance

➢ The resource would be easily recognizable by someone who knew the resource during it's period of significance.

➢Note: Multiple contexts/multiple periods of significance…

➢7 aspects of integrity – which are vital depends on why the resource is significant

How do we get started?

- ✓ Funding?
- ✓ Survey goals?
- ✓ Survey what?
- ✓ Survey where?
- ✓ Who will do what?
- ✓ Public Involvement?

Assemble Project Team*

Planning Staff

HP Consultants

Volunteers

* Key team members should meet Secretary of the Interior's Professional Qualifications

PLANNING
Who Will Do What? When?

☐ Develop preliminary historic **context/s**

☐ Determine **survey boundaries**

☐ Perform pre-field **archival research**

  ■ Existing knowledge: maps, reports, building records, photos

  ■ Windshield survey of project area

☐ Identify **locations** of properties within period of significance

☐ Plan field survey **strategies**: style guides, templates, etc.

☐ Conduct **Field Work**: Photos, GPS, Descriptions, Maps

☐ Refine **Context/s**

☐ **Analyze** and Use data

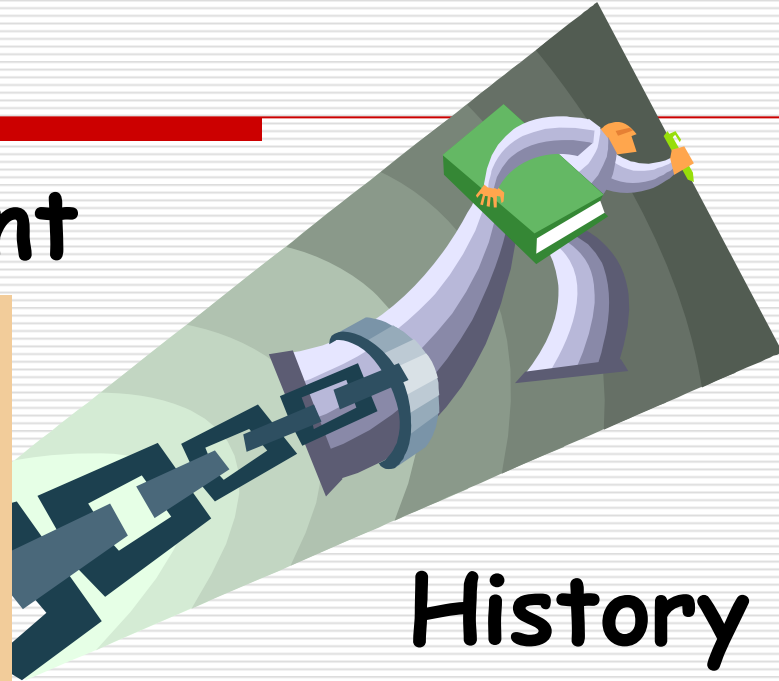☐ **Involve** Public

HISTORIC RESOURCE?

HISTORIC RESOURCE?

HISTORIC CONTEXTS

Built Environment

History

Patterns

Events

People

Values

Describe significant aspects and broad patterns of an area's history and cultural development

Historic Contexts

- *Synthesize* information about significant historical patterns, events, people, groups, and values

- *Identify* the property types* and locational patterns which represent important historic patterns, events, people or groups

- *Identify* characteristics each property type needs to represent the property type within the context

- *Identify* eligibility and integrity thresholds

- *Facilitate* better understanding of relative importance of resources for initial study as well as planning purposes

- *Groupings of individual properties based on shared physical or associative characteristics

Historic Contexts also

- ☐ *Identify* additional Information Needs

- ☐ *Recommend* Goals and Strategies

- ☐ *Evolve* as additional information is acquired

- ☐ *Permit* development of plans for identification, evaluation, and treatment of resources even in absence of complete knowledge of individual properties.

CONTEXTS

For decisions about identification, evaluation, registration and treatment of historic properties

Field Survey - Identify

- ☐ Develop field guide of expected property types and styles
- ☐ Photograph buildings and significant landscape features
- ☐ Write architectural descriptions – use template for consistency
- ☐ Consider potential districts and boundaries
- ☐ Identify resources that merit further research or evaluation
- ☐ Identify properties that do *not* merit further attention

EVALUATE

- ☐ What property type and context does the property represent?
- ☐ What criteria are applicable?
- ☐ Does it have the expected features or characteristics for its type?
- ☐ What is its significance in the historical context?
- ☐ Is it a contributor to a district?
- ☐ Does the property posses the integrity characteristics for its property type within the defined context?
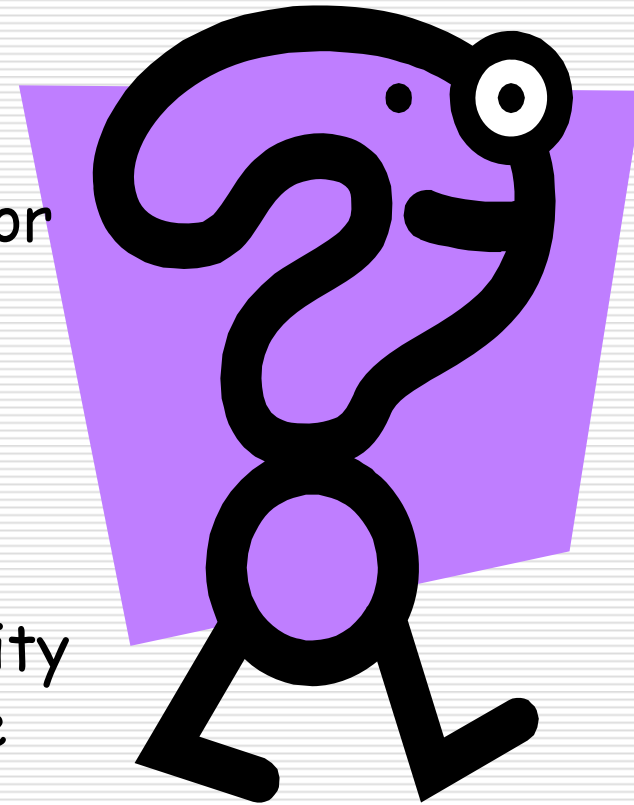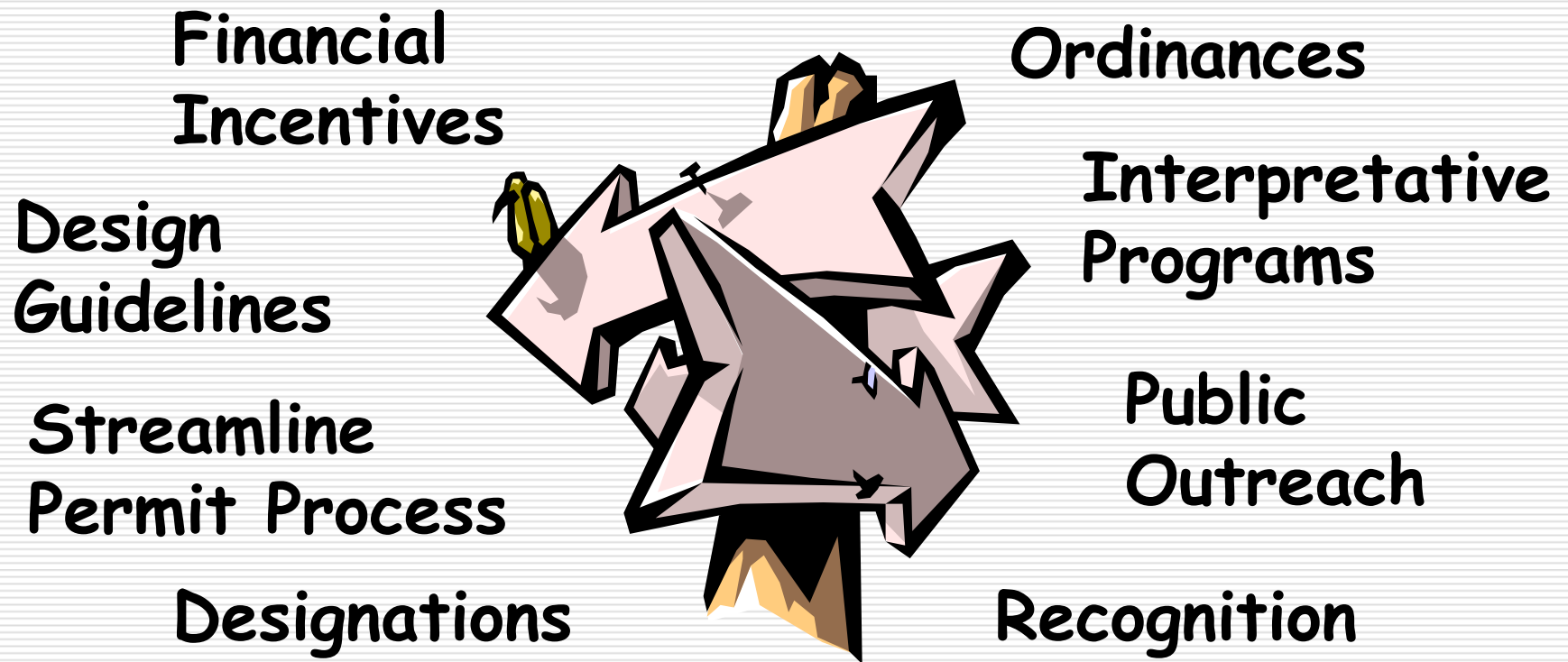
PUT IT ALL TOGETHER

- ☐ HISTORICAL CONTEXTS
- ☐ SURVEY DATA
- ☐ INVENTORY*
- ☐ SURVEY REPORT
- ☐ RECOMMENDATIONS
- ☐ REVIEW
- ☐ "ADOPTION"
- ☐ INTEGRATION – Planning & Zoning

*ALL identified and evaluated resources

PLANNING - USING SURVEYS

Financial Incentives

Ordinances

Design Guidelines

Interpretative Programs

Streamline Permit Process

Public Outreach

Designations

Recognition

Provide Direction for Preservation Strategies

"Best Practices"

- ☐ **Define** Survey Area - Rationale
- ☐ **Develop** Preliminary Historic **Context** based on Historical Events or Patterns of Development
- ☐ **Identify** Resources
  - ☐ NEIGHBORHOOD OR POTENTIAL DISTRICT
  - ☐ THEMATIC – PROPERTY TYPES
- ☐ **Refine** Contexts Linking Built Environment to Community's History
- ☐ **Evaluate** Resources
- ☐ **Plan** treatments & further survey work

For More Information:

- ☐ **"Guidelines for Local Surveys: A Basis for Preservation Planning,"** *National Register Bulletin 24*, **www.cr.nps.gov/nr/publications/bulletins/nrb24/**

- ☐ **Archeology and Historic Preservation:** *Secretary of the Interior's Standards and Guidelines* for Planning, Identification, Evaluation, and documentation of historic resources,

  www.cr.nps.gov/local-law/arch_stnds_0.htm

- ☐ **Office of Historic Preservation www.ohp.parks.ca.gov**

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